

The Corporation of the Municipality of South Huron

By-Law #29-2022

Being a By-Law to amend By-Law # 69-2018 of the Municipality of South Huron.

Whereas the Council of The Corporation of the Municipality of South Huron considers it advisable to amend Zoning By-Law # 69-2018, as amended, of the Municipality of South Huron;

Now therefore be it resolved that the Council of The Corporation of the Municipality of South Huron enacts as follows:

1. That this By-Law shall apply to all lands within the Municipality of South Huron and includes Schedule A attached hereto.
2. That Section 3.2.3 of By-Law # 69-2018 is hereby amended by deleting the row in the table containing "Agricultural Small Holding Zone 10 metres" and appending the following sentence to the end of this Section:

The maximum height of an accessory building in the Agricultural Small Holding zone is 10 metres.

3. That the fourth paragraph of Section 3.2.4 of By-Law # 69-2018 is hereby amended by replacing the phrase "In a Residential Zone" at the beginning of the paragraph with "In a Residential or AG4 zone".
4. That Section 3.2.6 of By-Law # 69-2018 is hereby deleted and replaced with the following:

3.2.6. Servicing

Plumbing is prohibited in buildings and structures accessory to a dwelling in the Lakeshore Residential zone with the exception of hose bibs, in floor heating systems, and/or swimming pool related equipment systems.
5. That Section 3.17 of By-Law # 69-2018 is hereby amended by appending the following sentence to the end of this section:

A dwelling on an AG1, AG3, or AG4 zoned property may be replaced at less than the required MDS 1 distance if the replacement dwelling maintains or reduces the existing MDS deficiency.
6. That Section 3.37 Setbacks from Lanes and Easements of By-Law # 69-2018 is hereby deleted and subsequent sections renumbered to reflect the deletion.

7. That By-Law # 69-2018 is hereby amended by the addition of the following:

39. Holding (-H)

Within Zones with the Holding symbol (-H) appended to the zone symbol, no person shall establish any use of land or building, or erect or alter any building or structure for any purpose except in accordance with the following provisions:

39.1. Permitted Uses

- uses legally existing on the date of the passing of this By-law;
- uses accessory to the permitted uses.

39.2. Permitted Structures

- buildings and structures legally existing on the date of passing of this By-law;
- buildings and structures accessory to the permitted uses

39.3 Special Provisions

39.3.1 New Development

No new development of land will be permitted in a zone with a Holding (-H) symbol, until such time as the Holding symbol has been removed.

39.3.3 Existing Residences

Existing residences will be allowed to expand, enlarge or re-establish provided the provisions of the Residential Medium Density (R2) zone are complied with and the number of dwelling units is not increased.

8. All other provisions of By-law # 69-2018 shall apply.

9. That this By-Law shall come into effect upon final passing, pursuant to Section 34(21) of the *Planning Act, 1990*.

Read a first and second time this 19th day of April, 2022.

Read a third time and passed this 19th day of April, 2022.

George Finch, Mayor

Rebekah Msuya-Collison, Clerk

Schedule “A” to By-Law #29-2022 – to amend By-Law 69-2018

By-Law #29-2022 has the following purpose and effect:

This Zoning By-law amendment amends Zoning By-law # 69-2018 of the Municipality of South Huron by making changes to the General Provisions section and adding a new Holding (-H) section. As a result, this By-law applies to all properties throughout the Municipality.

The Zoning By-law amendment proposes makes the following changes to the General provisions section of the By-law:

- a) Clarify that the maximum permitted height of an accessory building in the Agricultural Small Holding (AG4) zone is 10 metres.
- b) Treat an Agricultural Small Holding (AG4) zoned property the same as a Residential property by prohibiting accessory buildings in the front yard.
- c) Remove the restriction on plumbing in an accessory building except for properties in the Lakeshore Residential zone.
- d) Permit a dwelling on an AG1, AG3, or AG4 zoned property to be replaced at less than the required MDS 1 distance if the replacement dwelling maintains or reduces the existing MDS deficiency.
- e) Delete the setbacks from lanes and easements.

In addition, a Holding (-H) symbol section is added to prevent lands with the -H symbol appended to their zone from developing until the Holding symbol is removed.